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**DUTCH CREEK VILLAGE HOMEOWNERS AND RECREATIONAL ASSOCIATION**

**MEETING MINUTES OF THE BOARD OF DIRECTORS**

July 10, 2019

The Directors of the Dutch Creek Village Homeowners and Recreation, a Colorado non-profit corporation, met to hold their regular monthly meeting at the swimming pool.

**Attendance:**

Board of Directors Present: Denby Bruzas, Raina Powell, Jason Fish, John Wilber, Jay Henkenberns

Board of Directors Absent: Jason Rogers, Donna LeNoble

Others Attending: None

**Meeting:** Called to order @ 7:10 pm by Denby Bruzas.

**Meeting Minutes:** Both the March minutes and the Annual Meeting minutes from April will be approved via email. There were no meetings in May or June so there are no minutes.

**Treasurer's Report:** Jay Henkenberns reported.

- The Reserve Study has recently been completed and the board has received the first draft of the report. Jay thinks that one of the things that will need to be updated in the final report is the length of the replacement timelines for some items. Some of the recent repair/replacement work that has been done should extend the life of some items. Jay has asked every board member to review the report and get back to him with any questions or comments. A printed copy of the report will be passed from one member to the next for comments to avoid confusion.
- Two homes on Caley went under contract before they were even listed. The lending institutions have asked for copies of the reserve study. The board will provide the final version of the report when it is complete.

- Based on the draft reserve study report it looks like dues will need to be raised by about 5% in each of the following 5 years in order to get the Major Repair and Replacement Fund back up to where it should be and to also keep up with the repairs and maintenance that we already know needs to be done within the next 10 years.
- At present there are a total of 8 homeowners who have not paid dues. Of these, 3 are on payment plans and 5 have not responded to Jay's emails regarding the issue. Anyone who hasn't spoken to Jay regarding the past due accounts have been fined.

**Landscaping and Grounds:** No report.

**Pool:** Jason Fish reported.

- There were problems with the toilets backing up in the women's restrooms. Denby tried to unclog it but ended up calling a plumber to snake the line.
- A sewer line beyond the restrooms needed major repair costing about \$7600. This will come out of the Major Repair and Replacement Fund.
- There has been more vandalism this year than in the past few years. Several times Jason has found chairs in the pool when he went to close it up for the night. There have also been large rocks thrown in the pool which is chipping the pool coating.
- There was a discussion about installing cameras at the pool to cut down on vandalism,. Two would face the pool and one the parking lot. Jay Henkenberns had already checked on the cost and reported that it would cost about \$1500 for the cameras plus the cost of bringing internet into the pool so the cameras could be monitored. The board will hold a vote on this in the coming months and, if approved, installation of cameras and WIFI will occur in the spring.
- There two additional advantages of bringing internet in. First, we could take full advantage of the new chemical system. Secondly, we'd be able to offer internet to residents while they are at the pool.
- Denby reported that she had to kick 4 girls under the age of 14 out of the pool twice. Another time three 9-year old boys who were unaccompanied by an adult were asked to leave the pool.
- Denby will put another article in Next Door reminding people of the pool rules and informing them for the first time about the installation of cameras.
- Next year a notice will be sent out with the dues invoice telling homeowners about the cameras, stating the consequences of vandalism that is caught on camera, and restating pool and tennis court rules. The homeowner's key cards will not be activated for the pool until a signed copy of the notice is returned along with the dues.

**Architectural Committee:** No report.

**Tennis Courts:** Denby Bruzas reported.

- The sidewalk that was damaged during installation of the new courts still has not been repaired. The automatic gate closers and wire mesh that prevents people from reaching through the gates to open them without a card has not been installed.
- Denby speaks to the contractor almost weekly and is always told that it will happen “next week”. The next time she speaks to him she plans to tell him that we will just go ahead and have someone else do the work and subtract that from the amount that is still owed him. She will consult with Kim, the HOA lawyer, before doing this.

**Website:** Denby Bruzas reported.

- Jason has made several significant updates to the website, including adding an annual dues page.
- Since Filing 3 has now hired a management firm to administer their HOA, any reference to Filing 3 now includes the contact information for the management company.

**Next Board Meeting:** The next board meeting will be held on August 21 @ 7:00 pm @ John Wilber’s house.

**Meeting Adjourned:** The meeting was adjourned @ 8:10 pm.